

Z O N I N G B O A R D O F A P P E A L S

Town of Cortlandt
Westchester County, New York

D E C I S I O N & O R D E R

Name of Petitioner: **ANGELA & LUIGI ZADRA**
Address: **18 Harper Avenue**
Montrose NY 10548

Case No. 50-03

Location of Property: **18 Harper Avenue**
Tax Map Designation: **Section: 54.8 Block: 1 Lot: 48**
Present Zoning: **R-15**

Nature of Petition:

Use Variance Area Variance 280A Exception
 Special Permit Interpretation

Describe Specific Request: **Special Permit for an Accessory Apartment pursuant to Section 307-55 of the Town of Cortlandt Zoning Code on above-referenced property.**

Board Members

Present: **Wai Man Chin**
Charles P. Heady, Jr.
John Mattis
Ray Reber
Carolyn Reilly
Eunice Rosenberg
James Seirmarco

The above-referred to Petition, having been duly advertised in The Croton Cortlandt Gazette, the official newspaper of the Town of Cortlandt in the issue published on 9/11/03, Town Board Resolution No. 153-88 having been complied with and the matter having duly come to be heard before a duly convened meeting of the Board on the following date, 9/17/03, at the Town Hall, 1 Heady Street, Cortlandt Manor, New York, and all of the facts, matters and evidence produced by the Petitioner, by the administrative official and by interested parties having been duly heard, received and considered, and a site inspection of the premises having been made, and due deliberation having been had, the following Decision and Order is hereby made:

The Applicants are GRANTED a Special Permit pursuant to Section 307-55 of the Cortlandt Zoning Ordinance allowing an accessory apartment subject to the following condition:

1. Applicants must sign and have notarized the Declaration of Covenants and Restrictions and return it to the Department of Technical Services, Code Enforcement Division, for filing with the Westchester County Clerk, Division of Land Records.

This Special Permit shall not become operative until the filing of the Declaration of Covenants and Restrictions.

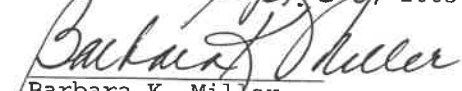
The requested Special Permit is an unlisted action under SEQRA. The Board finds no adverse environmental impacts and issues a negative declaration. A copy of the negative declaration is attached here.


NOW THEREFORE, Petition is granted and it is further ordered that in all other respects Petitioner comply with all of the rules, regulations

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and ordinances of the Town of Cortlandt and all other agencies having jurisdiction.

Adopted: September 17, 2003
Cortlandt Manor, New York
Date filed: *Sept. 22*, 2003


Barbara K. Miller
Acting Clerk, Zoning Board


John Mattis
Chairman, Zoning Board